

MANDATORY REFERRAL REPORT NO. 01-06

CHARLOTTE-MECKLENBURG PLANNING COMMISSION PURCHASE of PROPERTY for EXPANSION of JULIAN UNDERWOOD NEIGHBORHOOD PARK

PROJECT LOCATION

The subject site is located in the vicinity of The Plaza and Milton Road intersection, with access from Galway Drive. The 6.15-acre subject property is contiguous to Julian Underwood Neighborhood Park. The site is located within the Charlotte-Mecklenburg Park and Recreation's East Park District.

PROJECT PROPOSAL

The subject property is proposed for expansion of Julian Underwood Neighborhood Park, which is located in the Hope Park neighborhood.

PROJECT JUSTIFICATION

The proposed project will expand the existing Neighborhood Park, from its current 7.33-acres to a total acreage of 13.48-acres, an increase by 6.15-acres (attachment #1). This expansion is needed to better serve the Plaza/Milton Road area. The Charlotte-Mecklenburg Parks Master Plan recommends a desirable size of 15-25-acres for the development of neighborhood parks. The expansion will accommodate additional park facilities as well as access for a stream restoration project, provided by the City's Storm Water Services.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

A stream restoration project is proposed for Hope Park Branch (attachment #1), which bisects the proposed park expansion site. The stream restoration will be incorporated into the future park area plan. The City's Storm Water Services will lead the stream restoration project and will benefit from County ownership of the site. In the City's attempt to restore Hope Park Branch, the necessity to gain right of way or easements from a private landowner will not be needed.

The surrounding area consists of single-family residential housing zoned R-4. The exception to single-family residential land use is an adjacent site indicated as a private hospital. The East District Plan recommends a single-family land use for this site. The proposed use is consistent with the East District Plan and current zoning.

PROJECT IMPACT

The purchase of this property will enable Mecklenburg County Parks and Recreation to expand an existing neighborhood park to 13.48 acres. The Parks Master Plan recommends a desirable size of 15-25 acres in size for developing neighborhood parks. With the current type of use, expansion should not have any adverse impact on the surrounding area.

East Park Dist.



GIS Real Estate System

Mecklenburg County, NC Geographic Information Systems

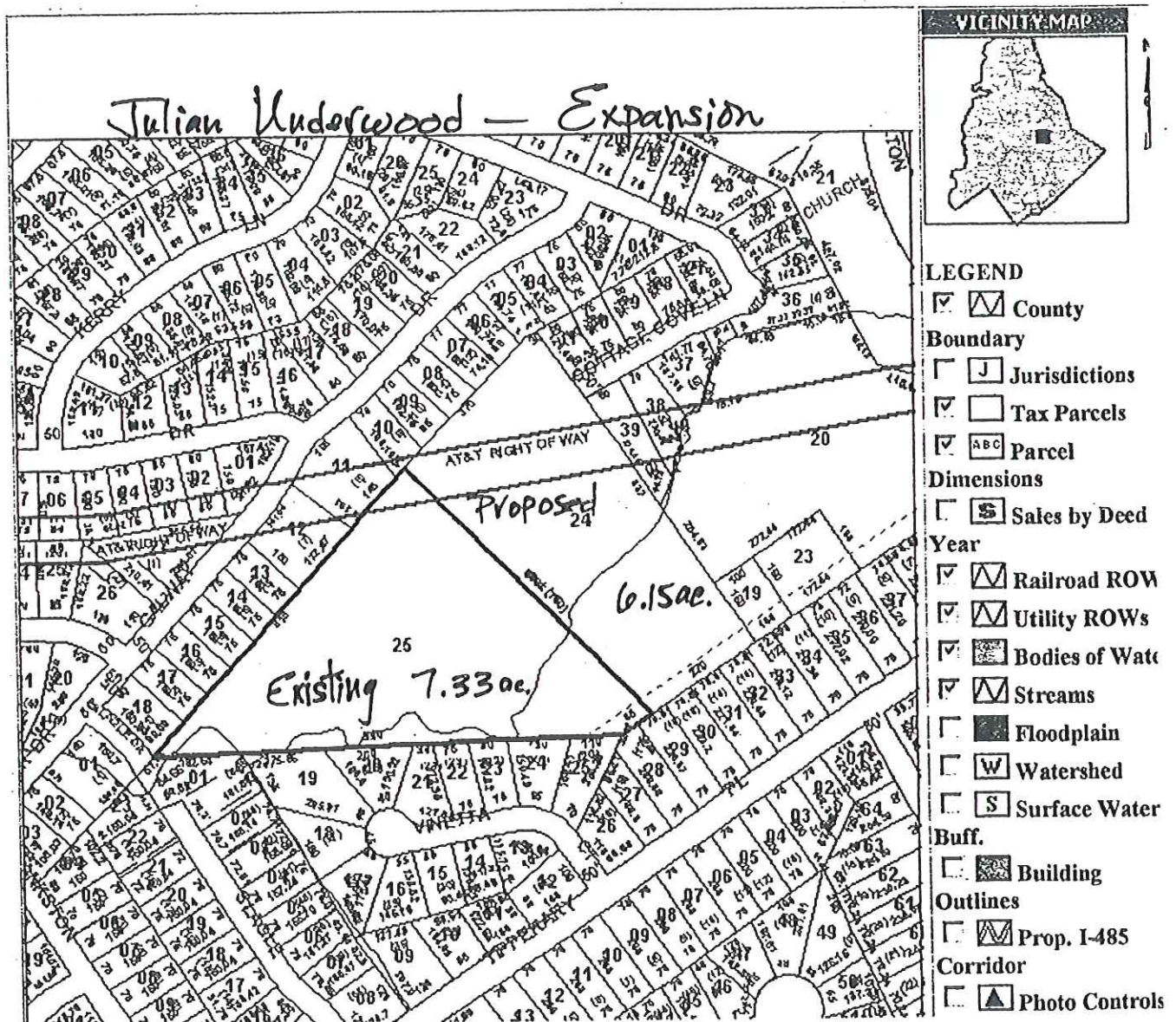
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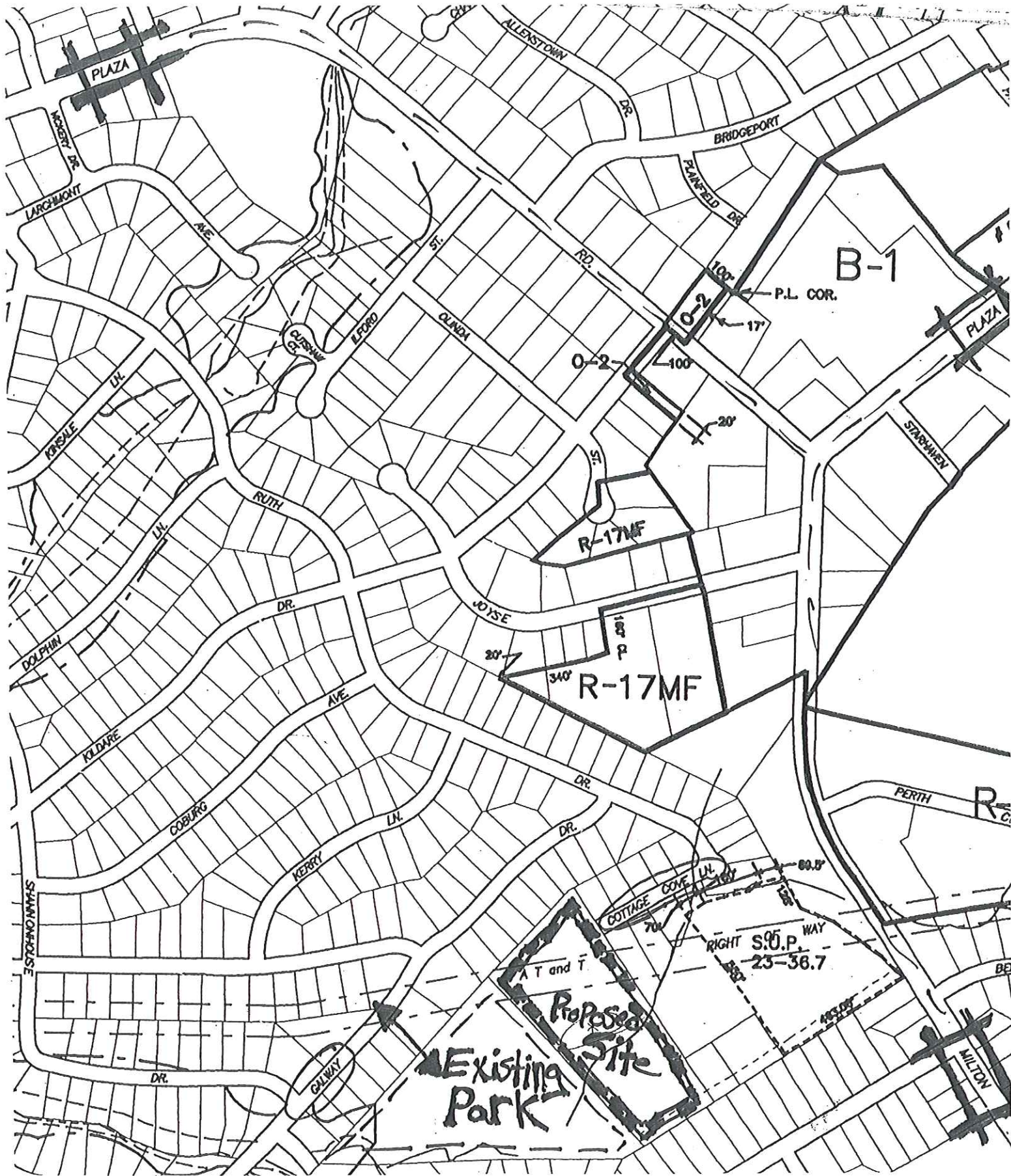
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The project should enhance the recreational opportunities for area residents. However, access to the current site is extremely limited. The only access to the current park site is a pedestrian easement between two existing single-family homes from Galway Drive. The expansion area could allow for increased pedestrian access to the site, via Cottage Cove Lane.

PROJECT COST

Market appraisals will be the basis for negotiations. The current assessed land value of the site is \$123,000.

STAFF RECOMMENDATION

Staff supports the purchase of this site to enlarge Julian Underwood Neighborhood Park. The proposed park expansion is compatible with the East District Plan and the current zoning of the site. The Staff further recommends, at a minimum, pedestrian access from Cottage Cove Lane be provided from Cottage Cove Lane.

PLANNING COMMITTEE RECOMMENDATION

The planning committee recommended approval of this Mandatory Referral